

MINUTES OF THE MEETING
of the
Fairway Boulevard Townhouse
Board of Directors

May 14, 2026

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 3:00 on 5/14/2026
A quorum was present.

President: Ron Trippet

Vice President: Randy Johnson (Excused)

Board Members: Jane Gronley, Dick Wilson, Sandy Absalonson, Patrick Sherlock

Gary Vallieres' unexcused absence

From Western Mountains were Dawn and Lindsay Freitas Property Managers.

Guests: Kia Ricci, Nami Stevens, Richard Forscutt

The Meeting was called to order by Ron Trippet HOA President.
It was confirmed that a Quorum of Directors was present.

Agenda

The meeting agenda for 5/14/2026 was approved

Jane motioned

Randy seconded.

The motion carried upon vote. All board members present voted for the motion.

Minutes

The Board Meeting Minutes of 3/19/2026 were reviewed and approved.

Randy motioned

Jane seconded.

The motion carried upon vote. All board members present voted for the motion.

Financial

Dawn suggested that we move \$100,000.00 to Stockman Bank

The P&L for fiscal year 2026 was reviewed and approved

See current P&L for additional details.

Pat motioned

Jane seconded.

The motion carried upon vote. All board members present voted for the motion.

Kia requested that the financials be reviewed at the annual meeting. She wanted the reserve fund, pie chart, water, landscapes and Insurance reviewed. Lindsay had already planned to do that. There was a reminder that all minutes are on the website.

We had a recent spring cleanup of the grounds.

New Business

Gill requested a copy of the landscaping contract. The request was denied. It was stated by Lindsay that if people want to make a BID that is fine, but it is poor practice to give a copy of our contracts that have not expired yet, so others would try to outbid them. They should tell us what they want to do for us.

The new mailboxes will be installed next Tuesday

The Mailbox Keys for Porch's units are in the units.

When they went to move the cameras, it was determined that the current cameras are about 20 years old. New cameras have been purchased and relocated to the entrance and the flagpole area. The signal will go to Lindsay's phone.

Randy suggested we would consider a home inspector for the roofs.

Old Business

Randy stated that he will run for Vice President again.

Kia stated that all members want transparency. She stated that we could have a lawsuit if we did not follow her direction. The board stated that we felt we had been transparent, and she was reminded that she had spent hours of time with the management company and Dawn (the bookkeeper). Wally and Gil had done the same as well as other homeowners. Homeowners can always sit down with Dawn to respond to questions. A pie chart was also sent out that was easy to read and understand. The management has become overwhelmed by all the requests.

Kia asked if the financials would be reviewed and explained at the annual meeting and Lindsay said she plans to do that. Kia had additional questions about the reserve fund and monthly \$150 maintenance fee.

Tennis court: There was general discussion about the Tennis Court and a anonymous donation has been made to fund the removal of the court. Pat stated that the cost to repair the court would be \$1800. He also wanted it to be understood that the information that the cost of repairing the tennis court for \$18,000 was incorrect. Pat also stated that we had received a petition from the homeowners to indicate that 87% of homeowners did not want money spent on the tennis court thus the court would be completely removed in exchange for the fence surrounding it. Randy mentioned that he made a motion at the last meeting to do nothing. Now he would like to suggest removal of the tennis court. The irrigation will be the responsibility of the HOA and Ron recommended Hydroseed for lawn. Ron stated that he checked with legal and to remove the court should be the decision of the Board.

Randy motioned to remove the court, asphalt and fence at no cost to the HOA or its owners.

Jane seconded

The motion was carried upon vote.

All board members present voted for the motion.

Rainmaker will tap in 3 new lines for sprinklers.

The pump station is running well

There was discussion about communication where 3 individuals have become very disruptive by sending out incorrect information and causing a disturbance in the HOA. A cease-and-desist letter should be sent since one individual has been talked to twice and a written notice has also been sent as well. They have been using the HOA Member List that was once posted on the web site. HOA homeowners have requested that this information should not be used by anyone other than the billing office and the secretary of the HOA. Single woman in the HOA have expressed concern that we should not publicize this information that could compromise their safety. Once a President or Director is no longer on the board, he/she should remove this information from their computer and records.

Sandy motioned that we have an attorney send a cease-and-desist to these 3 individuals.

Pat seconded

The motion carried upon vote. All board members present voted for the motion.

Gary Vallieres' unexcused absence.

Roofmax did a presentation to the Architecture Review Committee and we will ask them to do a presentation to the board later. They stated that they would spray 1000 to 2000 sq ft so we can see how it works.

It was stated there will be no changes to the bylaws at this time.

The next board meeting will be held May 21, 2026, following the annual meeting.

The FBHOA annual meeting will be held May 21, 2026

The meeting was adjourned at 4:30

Pat Motioned to adjourn

Dick seconded

The motion was carried upon vote.

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, acting as Secretary

6/2/26 Minutes approved via email

Ron Trippet, President

Randy Johnson, Vice President

Sandra Absalonson Secretary

Jane Gronley, Director

Gary Vallieres, Director

Nancy Gilliland, Director